

PUBLIC HEARING--April 14, 1965

Appeal #8135 Ida Bobb, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Harps and Davis dissenting, the following Order was entered on April 20, 1965:

ORDERED:

That the appeal to change a nonconforming use from a retail sales of tools to a laundry not exceeding 2500 square feet of floor area at 1327 Constitution Avenue, N.E., lot 70, square 1034, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 16.91 feet on Constitution Avenue, a depth of approximately 115 feet to a 15 foot wide public alley in the rear, and contains an area of 1786 square feet of land.

(2) The property is improved with a two story brick row building. Appellant proposes to utilize the premises as a hand laundry with laundering to be done on the premises. The operation will have five employees and the business will be operated six days a week from approximately 8:00 a. m. to 5:00 p. m. The laundry will deal strictly with commercial operations such as barber and beauty shops. The operator has one truck and will pick up laundry from all over the city.

(3) The zoning of the area is R-4, which zoning extend for many blocks in all directions, this property being in the ~~mid~~ block of Constitution Avenue between 13th and 14th Streets.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The majority of the Board is of the opinion that this operation will not provide a neighborhood facility but will be a city-wide operation, and will therefore affect adversely the present or future development of the neighborhood in accordance with these regulations and the Comprehensive Plan for the District of Columbia.

The Board feels that an operation of the type proposed in the midst of this residential area will affect adversely the surrounding residential area and will not be in harmony with the general purpose and intent of the zoning regulations and maps and will tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps.